PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1. To permit a house on a 4,000 sq. ft. lot with a 40 ft. width, side yard setbacks of 8 ft. and a rear yard setback of 29 ft. in lieu of the required 6,000 sq. ft., 55 ft., 10 ft. and 30 ft. respectively. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) THEO NOUSE LAND DOSKNIT MEET SET BACKS REBUIRMENTS. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. ALFRED F. Williams Much to Milliams DATE ZAN T. WILLIAMS Canterbury Jane 914 534-7140 Tity and State ORDERED By The Zoning Commissioner of Baltimore County, this ______ day

of ______, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing in Towson, Baltimore Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of ______, 19_8, at _____ o'clock Zoning Commissioner of Baltimore County.

Zoining Description

Bring Kown And Designated as Lots Nes. twenty. one (1) and twenty. two (22) in Black Nations, ON Plat No. 4, As shown on said plat of the property of Catensville Manor, which Plat is duly filed Among the LAND RECORDS of Ballingre County in Phat Book W.P.C.

> "DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., Opril 14, 1983 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on april 14, 19.88

THE JEFFERSONIAN,

NOTICE OF HEARING

The Zoning Commissioner of Ba timore County, by authority of the Zoning Act and Regulations of Balti-more County will hold a public

hearing on the property identities herein in Room 106 of the County

Office Building, located at 111 W. Chesapeake Avenue in Towson,

Petition for Zoning Variance Case number: 88-445-A SEC Wilson Avenue and Prince

et ux Hearing Date: Monday, May 2, 1988 at 2:00 p.m. Variance to permit a house on a

4,000 sq. ft. lot with a 40 ft. width side yard setbacks of 8 ft. and a real

yard setback of 29 ft. in heu of the required 6,000 sq. ft., 55 ft., 10 ft. and 30 ft. respectively.

In the event that this Petition is

granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Comm sioner will, however, entertain an request for a stay of the issuance said permit during this period to good cause shown. Such reque must be in writing and received set above or presented at the hear-

J. ROBERT HAINE

PETITION FOR ZONING VARIANCE SE/corner Wilson Avenue and Prince George Street 1st Election District

petitioners

NOTICE OF

HEARING

The Zorrey Commissions of Baltimore Coursy, by sufficient of the Zorrey Act and Regulations of the Zorrey Act and Regulations of Baltimore Coursy, but hold a public learning on the property dentited hearing on the Coursy Chicaspeale Average in Toward, but the Cheappeale Average in Toward, blaryland as follows:

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* PEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

1st Councilmanic District * Case No. 88-445-A Alfred F. Williams, et ux

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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The Petitioners herein request a variance to permit a lot area of 4,000 sq.ft. in lieu of the required 6,000 sq.ft., a lot width of 40 feet in lieu of the required 55 feet, side yard setbacks of 8 feet in lieu of the required 10 feet and 25 feet respectively, and a rear yard setback of 29 feet in lieu of the required 30 feet, all as more particularly described on Petitioner's Exhibit 1.

The Petitioners did not appear. However, Charles T. Lilly, Contractor, appeared and testified on their behalf. There were no Protes-

The Petitioners forwarded a letter, received May 6, 1988, which set forth their reasons for requesting the variance. Based upon their letter, testimony by Mr. Lilly, and evidence presented at the hearing, it is the opinion of the Deputy Zoning Commissioner that the Petitioners have failed to present sufficient evidence to meet their burden of proof and comply with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.). No evidence was presented to show that the granting of the relief requested would not adversely affect the health, safety, and/or general welfare of the public, nor was there sufficient evidence to show that the variance requested would be compatible with the neighborhood and/or that it would not adversely affect the density requirements.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of June, 1988, that the Petition for Variance to permit a lot area of 4,000 sq.ft in lieu of the required 6,000 sq.ft., a lot width of 40 feet in lieu of the required 55 feet, side yard setbacks of 8 feet in lieu of the required 10 feet and 25 feet respectively, and a rear yard setback of 29 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

> @ MNestrani. ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

AMM:bjs

CERTIFICATE OF POSTING NG DEPARTMENT OF BALTIMORE COUNTY

88-445-A

Date of Posting 41-13-55 alfred I Williams et wy Location of property: St. / Come of Walson Ave And Prince of seize

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines

June 13, 1988

Mr. Charles T. Lilly 96 Mt. DeSales Road Baltimore, Maryland 21229

RE: PETITION FOR ZONING VARIANCE SE/corner Wilson Avenue and Prince George Street 1st Election District: 1st Councilmanic District Alfred F. Williams, et ux - Petitioners Case No. 88-445-A

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been denied in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

> Very truly yours, G- MNiskini ANN M. NASTAROWICZ Deputy Zoning Commissioner

for Baltimore County

cc: Mr. & Mrs. Alfred F. Williams 29 Canterbury Lane, Newburgh, New York 12550

Mr. Mel Leberman 7304 Prince George Road, Baltimore, Md. 21207

People's Counsel

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

Date: 4/26/88

Mr. Cherles T. Lilly 95 Mt. DeSeles Road Baltimore, Maryland 21229

Ass Petition for Zoning Veriance Case Numbers 88-445-A

SEC Wilson Avenue and Prince George Street 1st Election District - 1st Councilmenia District Petitioner(s): Alfred F. Williams, et um HEARING SCHEDULED: MONDAY, MAY 2, 1988 at 2:00 p.m. Dear Mr. Lillys

Please be advised that 1974.33 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office

Maruland 21204 fifteen (15) minutes before BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVISION No. 52420 MISCELLANEOUS CASH RECEIPT and post set(s), there for each set not B Independent Addition of the VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 194-3353 J. Robert Haines

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Putition for Inning Verlance Come Musbers 88-445-A MEC Mileon Avenue and Prince George Street 1st Election District - 1st Councilmonie District Petitioner(s): Alfred F. Millians, et us HEARING SCHEDULEDS PURCAY, MAY 2, 1988 at 21/30 p.m.

Variance to permit a house on a 4,000 eq. ft. lot with a 40 ft. width, side yard setbacks of 8 7%, and a rear yard setback of 29 ft. in lieu of the required 8,000 eq. ft., 55 ft., 10 ft. and 30 ft. respectively.

In the event that this Pet tion is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such equest must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

Joning Commissioner of

Overlee T. Lilly

Alfred F. Williams, et um

PATUXENT

10750 Little Patuxent Pkw

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in the following:

say, the same was inserted in the issues of

Arbutus Times

☐ Reporter Weekly

NOTICE OF HEARING

weekly newspapers published in Baltimore County, Maryland

once a week for <u>one</u> successive weeks before

the 16 day of Apr. 1 19 88 that is to

April 14, 1988

April 20 19 88

Owings Mills Flier

☐ Towson Flier

File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines TO Zoning Commissioner Date__April 13, 1988 P. David Fields

FROM Director of Planning and Zoning SUBJECT Zoning Petition No. 88-445-A

Unless the proposed lot is large enough to meet the acreage requirement for one dwelling unit, this office believes that the variance cannot be granted. It is our understanding that density variances cannot be granted.

PDF:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel

ZONING OFFICE

CC: Charles T. Lilly CPS-008 4/18/8848

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke February 18, 1988

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Re: Property Owner: Alfred F. Williams, et ux

Location: Sec Wilson Avenue and Prince George St.

Item No.: 291

Gentlemen:

Zoning Agenda: Meeting of 2/23/88

Dennis F. Rasmussen

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved: Fire Prevention Bureau

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

March 10, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 286, 287 and 291.

Michael S. Flanigan Traffic Engineer Associate II

MSF/pml-b

XAR 15 1988

Dennis F. Rasmussen
County Executive

ZORINO C. FICE

88-445-4

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of Totmany , 1958.

Petitioner's

Petitioner's

Attorney

Received by:

Received by:

Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 25, 1988

COUNTY OFFICE BLDG. 111 M. Chesapeake Ave. Towson, Maryland 21204 Mr. Alfred F. Williams, et ux

KEMBERS

Zoning Administration

Industrial

Development

29 Canterbury Lane Newburgh, New York 12550

REr Item No. 291 - Case No. 88-445-A Petitioner: Alfred F. Williams, et ux Petition for Zoning Variance

Dear Mr. & Mrs. Williams: Engineering Department of

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following State Boads Commission comments are not intended to indicate the appropriateness of the Bureau of Fire Prevention zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans Health Department that may have a bearing on this case. Director of Planning may Project Planning file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Building Department Board of Education

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled acroordingly.

Very truly yours,

JAMES E. DYER Chairman

Zoning Plans Advisory Committee

JED:dt Enclosures

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